



BOSTON REDEVELOPMENT AUTHORITY City Hall / Room 900, 1 City Hall Square / Boston, Massachusetts 02201 / Telephone (617) 722-4300

October 11, 1973

BOARD OF APPEAL REFERRALS

1. Z-2918, Boston University, 881 Commonwealth Avenue, Boston.
2. Z-2923, Service Sales Corporation, 442 Cambridge Street, Allston.
3. Z-2927, D. Avery, 710 Commonwealth Avenue, Boston.
4. Z-2928, R. & W. Trust, 59 Warren Street, Charlestown.
5. Z-2929, Batavia Realty Trust, 36 Hancock Street, Boston.
6. Z-2930, Roman Catholic Archbishop of Boston, 5 Common Street, Charlestown.
7. Z-2932, C. Wallace, 15 Fayette Street, Boston.
8. Z-2933, W. Kane, 242 Bunker Hill Street, Charlestown.
9. Z-2934, H. Gallagher, 155 Sutherland Road, Brighton.
10. Z-2939, Beta Tau Inc., 86 St. Stephen Street, Boston.
11. Z-2944, D. & A. Smith, 82 Woodhaven Street, Mattapan.

MEMORANDUM

October 11, 1973

TO: BOSTON REDEVELOPMENT AUTHORITY  
FROM: Robert T. Kenney, Director  
SUBJECT: BOARD OF APPEAL REFERRALS

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Hearing Date: 11/13/73

Petition No. Z-2918  
Trustees of Boston University  
881 Commonwealth Avenue  
Boston

Petitioner seeks a variance to install a sign on a structure in a general business (B-2) district. The proposal violates the code as follows:

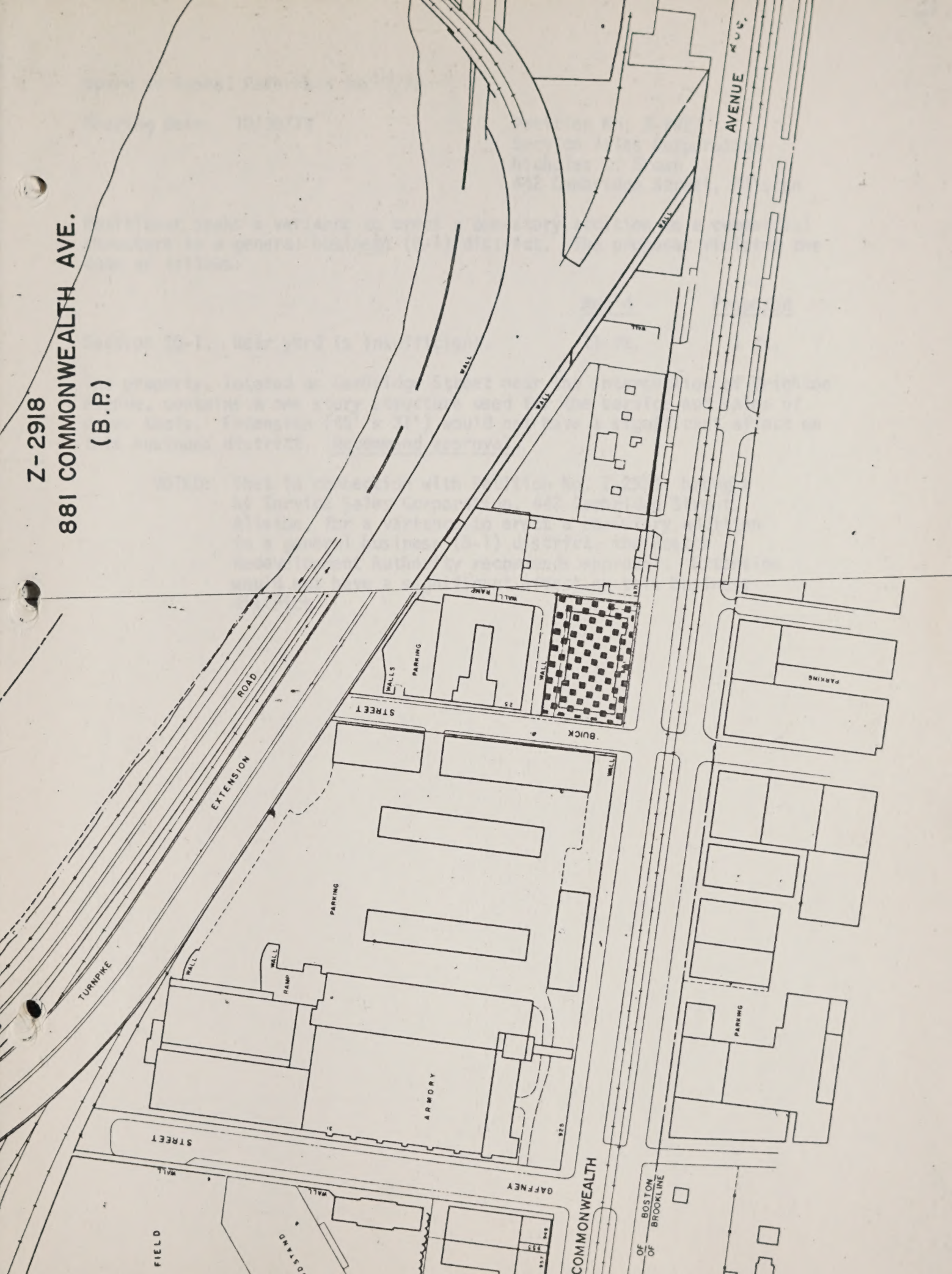
Section 11-2. The top of a sign attached parallel to a building may be no higher than the top of the sills of the first level of windows above the first story.

The property, located at the intersection of Commonwealth Avenue and Buick Street, contains a six-story masonry structure utilized for offices and employees' cafeteria. The sign, 30 inches high block lettering "Boston University", would be installed on the rear wall at an approximate height of 100 feet, each letter individually attached. There is a question that such a large sign would be the most effective or appropriate at this location. Directional signs at highway exits would be more effective. Recommend denial.

VOTED: That in connection with Petition No. Z-2918, brought by Trustees of Boston University, 881 Commonwealth Avenue, Boston, for a variance to install a sign on a six story structure in a general business (B-2) district, the Boston Redevelopment Authority recommends denial. There is a question that such a large sign would be the most effective or appropriate at this location. Directional signs at highway exits would be more effective.



Z-2918  
881 COMMONWEALTH AVE.  
(B.P.)





Board of Appeal Referrals 10/11/73

Hearing Date: 10/30/73

Petition No. Z-2923  
Service Sales Corporation  
Nicholas L. Brown  
442 Cambridge Street, Allston

Petitioner seeks a variance to erect a one-story addition to a commercial structure in a general business (B-1) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 20-1. Rear yard is insufficient.	11 ft.	1 ft.

The property, located on Cambridge Street near the intersection of Brighton Avenue, contains a one story structure used for the service and sales of power tools. Extension (45' x 31') would not have a significant affect on this business district. Recommend approval.

VOTED: That in connection with Petition No. Z-2923, brought by Service Sales Corporation, 442 Cambridge Street, Allston, for a variance to erect a one-story addition in a general business (B-1) district, the Boston Redevelopment Authority recommends approval. Extension would not have a significant affect on this business district.



This is a detailed street map of the Cambridge, Massachusetts area, specifically the region around the Harvard University campus and the MBTA (Massachusetts Bay Transportation Authority) lines. The map is oriented with North at the top. Key streets include Cambridge Street, Harvard Avenue, and various residential streets like Wilton, Denby, Rugg, Emery, and Penman. A large building complex is highlighted in the center-right. The map also shows the MBTA (Massachusetts Bay Transportation Authority) lines and several parking areas.

**Streets and Landmarks:**

- Cambridge Street:** The main thoroughfare running vertically through the center of the map.
- Harvard Avenue:** A major street running horizontally across the top of the map.
- Wilton Street:** A street running horizontally across the middle of the map.
- Denby Road:** A street running horizontally across the lower middle of the map.
- Rugg Road:** A street running horizontally across the bottom of the map.
- Emery Road:** A street running horizontally across the bottom right of the map.
- Penman Street:** A street running horizontally across the bottom right of the map.
- Harvard Avenue:** A major street running horizontally across the top of the map.
- MBTA:** The Massachusetts Bay Transportation Authority lines are shown running vertically through the center of the map.
- Parking:** Several parking areas are marked throughout the map, including a large one near the center-right.

**Building Complex:**

A large building complex is highlighted in the center-right of the map, consisting of several interconnected rectangular buildings. This complex is located near the intersection of Cambridge Street and Harvard Avenue.



Board of Appeal Referrals 10/11/73

Hearing Date: 11/20/73

Petition No. Z-2927  
David B. Avery (Owner)  
Robert E. Carr (Prospective Purchaser)  
710 Commonwealth Avenue  
Boston

Petitioner seeks two forbidden uses and three variances for a change of occupancy from three apartments and garage to one apartment, retail stores and office; erect a two story addition and a sign in an apartment (H-4) district. Proposal violates the code as follows:

- Section 8-7. Retail stores are forbidden in an H-4 district.
- Section 8-7. A general business office is forbidden in an H-4 district.
- Section 11-1. Area of sign is excessive.
- Section 11-2. Area of sign is excessive.
- Section 18-1. Front yard is insufficient.

The property, located on Commonwealth Avenue between Cummington and St. Mary's Streets, contains a three story masonry structure. The area is mixed residential, commercial and institutional. Proposal includes a two-story front retail stores addition, second floor offices and general rehabilitation. Staff is opposed to second floor addition which would establish a precedent. Sign must conform with code requirements. Recommend approval for only one story addition with design review proviso.

VOTED: That in connection with Petition No. Z-2927, brought by David B. Avery and Robert E. Carr, 710 Commonwealth Avenue, Boston, for two forbidden uses and three variances for a change of occupancy from three apartments and garage to one apartment, retail stores, office; erect a two-story addition and a sign in an apartment (H-4) district, the Boston Redevelopment Authority recommends approval for only one-story addition, provided plans are submitted to the Authority for design review. Sign must conform with code requirements.



Z-2927  
710 COMMONWEALTH AVE.  
(B.P.)



Board of Appeal Referrals 10/11/73

Hearing Date: 10/23/73

Petition No. Z-2928  
R. & W. Trust  
Lucien Weisbrod, Trustee  
59 Warren Street  
Charlestown

Petitioner seeks two variances for a change of occupancy from a lodging house to five apartments in an apartment (H-1) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 14-2. Lot area for additional dwelling unit is insufficient.	1000 sf/du	0
Section 17-1. Open space is insufficient.	400 sf/du	49 sf/du

The property, located on Warren Street at the intersection of Suley Street in the Charlestown Urban Renewal Area, contains a four-story and basement masonry structure. It is proposed to completely rehabilitate the interior. Proposed use would be more desirable than the former transient facility and consistent with the residential nature of the area. Petitioner must supply off-street parking to help alleviate acute neighborhood traffic conditions. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-2928, brought by R & W Trust, 59 Warren Street in the Charlestown Urban Renewal Area, for two variances for a change of occupancy from a lodging house to five apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval only if the petitioner supplies off-street parking to help alleviate acute neighborhood traffic conditions.





Z-2928

59 WARREN ST.  
(CHSN.)

FREDERICK D. EMONS  
PLAYGROUND

RUTHERFORD

RUTHERFORD

ELEVATED

WASHINGTON  
STREET

PRESCOTT  
STREET

DEVENS  
STREET

AVENUE

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Board of Appeal Referrals 10/11/73

Hearing Date: 10/16/73

Petition No. Z-2929  
Batavia Realty Trust  
Julius R. Cavadi, Trustee  
36 Hancock Street  
Boston

Petitioner seeks a forbidden use and a variance for a change of occupancy from 13 to 14 apartments in an apartment (H-2-65) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A dwelling converted for more families not meeting the requirements of open space is forbidden in an H-2-65 district.		
Section 17-1. Open space is insufficient.	150 sf/du	18 sf/du

The property, located on Hancock Street near the intersection of Derne Street, contains a seven story masonry structure which is being renovated under existing building permit. There is no objection to the additional unit provided the petitioner makes satisfactory arrangements with a nearby facility to supply at least ten off-street parking spaces. Curb parking in the area is maximum at all times. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-2929, brought by Batavia Realty Trust, 36 Hancock Street, Boston, for a forbidden use and a variance for a change of occupancy from 13 to 14 apartments in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval with the condition that the petitioner make satisfactory arrangements with a nearby facility to supply at least ten off-street parking spaces. Curb parking in the area is maximum at all times.





Z-2929  
36 HANCOCK ST.  
(B.P.)



Board of Appeal Referrals 10/11/73

Hearing Date: 10/23/73

Petition No. Z-2930  
Roman Catholic Archbishop of Boston  
Edward DeMore & Peter Statteman  
(Prospective purchasers)  
5 Common Street, Charlestown

Petitioner seeks a variance for a change of occupancy from a school to five apartments in an apartment (H-1) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 14-2. Lot area for additional dwelling unit is insufficient.	1000 sf/du	500 sf/du

The property, located on Common Street near the intersection of Park Street in the Charlestown Urban Renewal Area, contains a vacant three story former school structure. Conversion would be compatible with neighborhood family residential character. A public park is located directly opposite the site. Off-street parking must be provided in rear of property. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-2930, brought by Roman Catholic Archbishop of Boston, 5 Common Street in the Charlestown Urban Renewal Area, for a variance for a change of occupancy from a school to five apartments in an H-1 district, the Boston Redevelopment Authority recommends approval with the proviso that off-street parking be supplied at rear of property. Conversion would be compatible with neighborhood family residential character.





Z-2930  
5 COMMON ST.  
(CHSN.)



## Board of Appeal Referrals 10/11/73

Hearing Date: 10/30/73

Petition No. Z-2932  
 Charles B. Wallace  
 15 Fayette Street  
 Boston

Petitioner seeks a forbidden use and three variances for a change of occupancy from carpenter shop and studios to seven apartments and erect a one-story addition in an apartment (H-2) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. Any dwelling converted for more families not meeting the requirements of open space is forbidden in an H-2 district.		
Section 15-1. Floor area ratio is excessive.	2.0	3.5
Section 17-1. Open space is insufficient.	150 sf/du	32 sf/du
Section 20-1. Rear yard is insufficient.	20 ft.	10 ft.

The property, located on Fayette Street near the intersection of Charles Street Extension in the South Cove Urban Renewal Area, contains a vacant three-story masonry structure. Extension would be constructed at the rear above the third floor. Proposal includes exterior balconies and courts. It is recommended that off-street parking be provided proximate to the site and plans be submitted for design review. Recommend approval with provisos.

VOTED: That in connection with Petition No. Z-2932, brought by Charles B. Wallace, 15 Fayette Street in the South Cove Urban Renewal Area, for a forbidden use and three variances for a change of occupancy from carpenter shop and studios to seven apartments and erect a one story addition in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval provided that off-street parking is provided proximate to the site and that plans be submitted to the Authority for design review.



Z-2932

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Board of Appeal Referrals 10/11/73

Hearing Date: 10/16/73

Petition No. Z-2933  
William Kane  
242 Bunker Hill Street  
Charlestown

Petitioner seeks a conditional use for a change of occupancy from retail store to take-out restaurant in a local business (L-1) district. The proposal violates the code as follows:

Section 8-7. Sale over the counter of on-premises prepared food or drink for off-premises consumption or for on-premises consumption if, as so sold, such food or drink is ready for take-out is conditional in an L-1 district.

The property, located on Bunker Hill Street near the intersection of Pearl Street in the Charlestown Urban Renewal Area, contains a one-story frame structure. Proposed facility would serve Chinese food on a take-out basis only. Following conditions are recommended: that the operation terminate daily on or before midnight and that plans be submitted to the Authority for design review.  
Recommend approval with provisos.

VOTED: That in connection with Petition No. Z-2933, brought by William Kane, 242 Bunker Hill Street in the Charlestown Urban Renewal Area, for a conditional use for a change of occupancy from retail store to take-out restaurant in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that the operation terminate daily on or before midnight and that plans be submitted to the Authority for design review.





Z-2933  
242 BUNKER HILL ST.  
(CHSN.)



## Board of Appeal Referrals 10/11/73

Hearing Date: 10/23/73

Petition No. Z-2934  
 Hugh Gallagher  
 155 Sutherland Road  
 Brighton

Petitioner seeks five variances to erect a four-story and basement structure for 24 apartments, laundromat and retail store in a local business (L-1) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 14-2. Lot area for additional dwelling unit is insufficient.	1000 sf/du	235 sf/du
Section 15-1. Floor area ratio is excessive.	1.0	2.0
Section 16-1. Height of building is excessive.	3 stories 35 feet	4 stories 50 feet
Section 17-1. Open space is insufficient.	400 sf/du	76 sf/du
Section 23-1. Off-street parking is insufficient.	28 spaces	10 spaces

The property, located on Sutherland Road near the intersection of Commonwealth Avenue, contains a one-story commercial structure (four stories) which would be demolished. Proposal is excessive. Staff would support 12 units, none in basement, with provision of required off-street parking. Recommend denial as submitted.

VOTED: That in connection with Petition No. Z-2934, brought by Hugh Gallagher, 155 Sutherland Road, Brighton, for five variances to erect a four-story and basement structure for 24 apartments, laundromat and retail store in a local business (L-1) district, the Boston Redevelopment Authority recommends denial as submitted. The Authority would support twelve units, none in basement, with provision of required off-street parking.





Z-2934  
155 SUTHERLAND RD.  
(BRI.)



Board of Appeal Referrals 10/11/73

Hearing Date: 12/4/73

Petition No. Z-2939  
Beta Tau Inc.  
86 St. Stephen Street  
Boston

Petitioner seeks a conditional use to legalize occupancy for a fraternity house in an apartment (H-3) district. The proposal violates the code as follows:

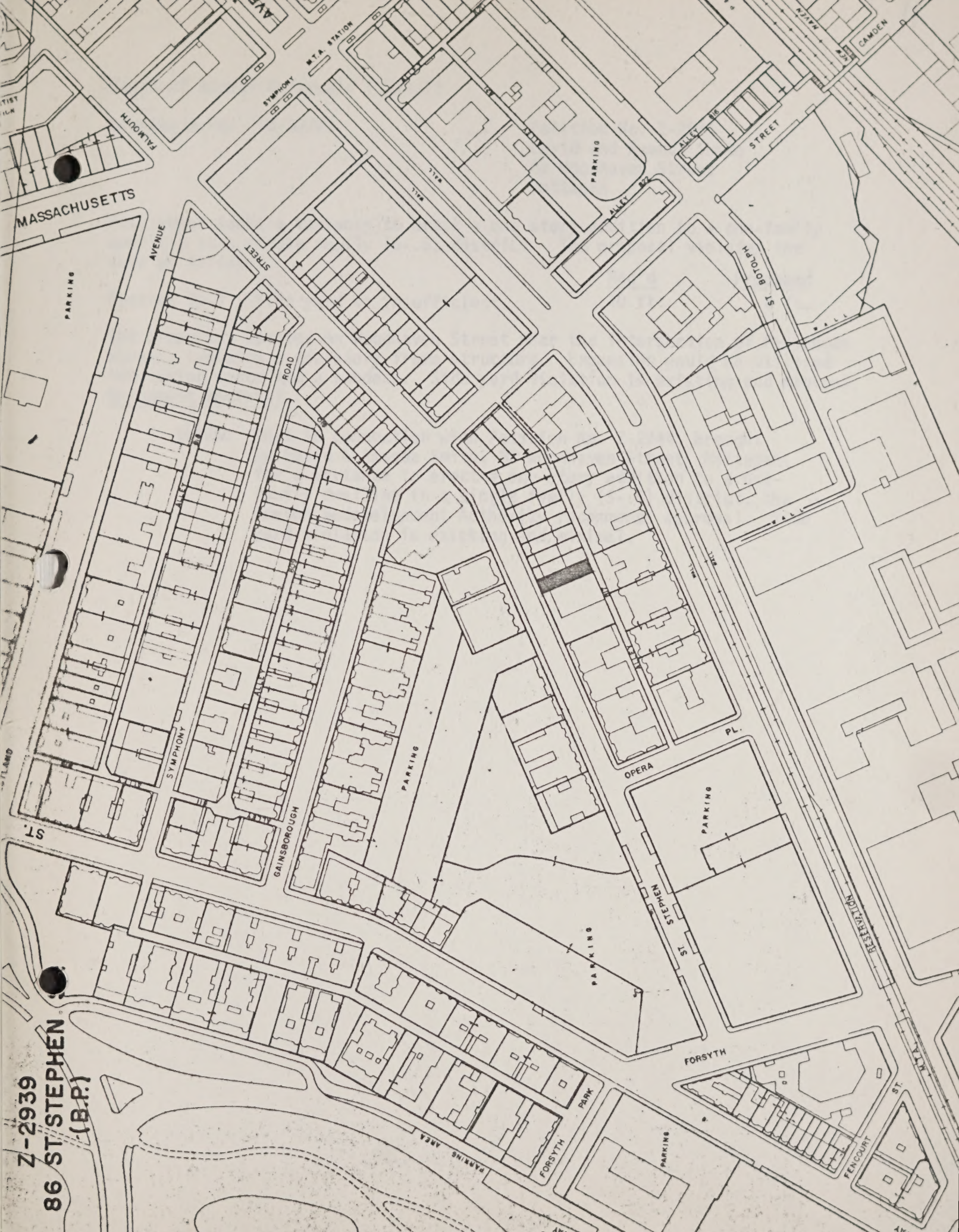
Section 8-7. A fraternity house is conditional in an H-3 district.

The property, located on St. Stephen Street near the intersection of Gainsborough Street in the Fenway Urban Renewal Area, contains a three-story masonry structure accommodating eleven fraternity students. This use represents institutional encroachment into a family residential area and is contrary to urban renewal plan objectives. There is strong local opposition. Recommend denial.

VOTED: That in connection with Petition No. Z-2939, brought by Beta Tau Inc., 86 St. Stephen Street in the Fenway Urban Renewal Area, for a conditional use to legalize occupancy for fraternity house in an apartment (H-3) district, the Boston Redevelopment Authority recommends denial. The use represents institutional encroachment into a family residential area and is contrary to urban renewal plan objectives. There is strong local opposition.



Z-2939  
86 ST STEPHEN  
(B.P.)





Board of Appeal Referrals 10/11/73

Hearing Date: 10/30/73

Petition No. Z-2944  
David and Amanda Smith  
82 Woodhaven Street  
Mattapan

Petitioner seeks a variance to erect a one story addition to a one-family dwelling in a single family (S-.5) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 19-1. Side yard is insufficient.	10 ft.	8 ft.

The property, located on Woodhaven Street near the intersection of Messenger Street, contains a one-story frame structure. Expansion would be utilized for living space and a sundeck. Side yard violation is existing and minimal. Recommend approval.

VOTED: That in connection with Petition No. Z-2944, brought by David & Amanda Smith, 82 Woodhaven Street, Mattapan, for a variance to erect a one-story addition to a one-family dwelling in a single family (S-.5) district, the Boston Redevelopment Authority recommends approval. Side yard violation is existing and minimal.





Z-2944  
82 WOODHAVEN ST.  
(MATT.)



